

REAL PROPERTY

1973

Farm lands, zoning, taxation c. 503
SB 101

A

Subjects lands within exclusive farm use zones to zoning regulations. Restricts certain powers of state agencies, cities, counties and special districts with respect to such zones. Permits additional nonfarm uses within such zones with approval of governing body. Subjects farm use lands within such zones and receiving special assessment as farm use land to penalty upon disqualification for such special assessment. Increases penalty, from 5 to 10 year roll-back, for disqualification of farm use lands situated outside exclusive farm use zones and receiving special assessment for farm use. Requires assessor to value farm use land receiving special assessment in year preceding decedent's death, for inheritance tax purpose, at assessed value for tax year immediately preceding date of death of decedent. Provides state income tax adjustment for gain upon sale of farm use land receiving such valuation for inheritance tax purposes. Negates intent to affect authority of Nuclear and Thermal Energy Council as to sites of thermal power plants.

Land development sales, regulation c. 421
HB 2607

AX

Enacts Land Development Consumer Protection Act. Authorizes Real Estate Commissioner to administer and regulate Act. Requires registration of certain land developments with commissioner. Prescribes procedures, exemptions, prohibitions and penalties. Requires seller of any interest in land development to furnish prospective purchaser, person to whom sale presentation is made or person to whom certain promotional material is sent with disclosure statement. Specifies information to be contained in such disclosure statement and requires statement be filed with commissioner. Provides for certain purchaser remedies. Eff. 1 Jan. 74.

partitions, procedure,
generally c. 696
SB 487

N

Revises provisions on review, approval and recording of subdivisions and partitions. Prohibits subdivision or partition of land that does not comply with prescribed provisions. Requires approval of tentative plans and plats for subdivisions and of tentative plans and maps of major partitions. Requires approval of only tentative plans for minor partition. Defines "major" and "minor" partitions, and "partition land." Allows advertisement for sale of parcels in proposed major and minor

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1973

STATE AGENCIES

Land Conservation and Development
Department, generally c. 80
SB 100

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X

Creates Department of Land Conservation and Development and Land Conservation and Development Commission. Establishes Joint Legislative Committee on Land Use to advise and assist department in carrying out its duties. Authorizes commission to designate activities of state-wide significance in public transportation, public sewerage systems and public schools and to make recommendations for additional designations, subject to approval of legislature. Requires commission, subject to approval of legislature, to promulgate and implement state-wide planning goals consistent with local concerns for such activities and state-wide planning guidelines for land use planning. Requires state agencies, planning districts, cities, counties and special districts to comply with state-wide planning guidelines. Makes counties responsible for coordinating all land use planning activities within counties, except for cities having population of 300,000 or more. Requires permit from commission for development projects constituting activities of state-wide significance. Provides for enforcement of permit requirements. Authorizes injunction of activities of state-wide significance carried on without permit. Permits association of counties and local governments for planning purposes. Requires, within one year after approval of state-wide planning guidelines, all comprehensive plans and zoning, subdivision or other ordinances or regulations to comply with guidelines. Authorizes commission to perform planning and zoning functions of noncomplying governmental units. Provides, in case of nonpayment by city or county, for reimbursement of commission from city or county share of state liquor and cigarette revenues. Establishes appeal procedures. Provides for review by commission of specified land conservation and development actions and plans. Establishes account in General Fund for use by department.